

Peebles

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Offers over £695,000



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Tanglewood, Carlops Road, WEST LINTON, EH46 7DS



A beautifully constructed detached family home of distinctive qualities situated within a highly desirable location on the edge of the pretty conservation village of West Linton. Surrounded by glorious countryside and occupying extensive landscaped garden grounds, the property offers versatile accommodation, finished to the highest of specifications with an enviable and generous indoor-outdoor secluded entertaining space.

Accommodation Details:

GROUND FLOOR

- * Hallway
- * Master bedroom / dressing room / en-suite shower room
- * Three further double bedrooms
- * Family bathroom with twin Duravit bath, Handsgrove taps and separate double shower
- * Utility room

Stairs from the hallway leading to

FIRST FLOOR

- * Spacious lounge with large window to the front / double aspect
- * Superb open plan kitchen / dining / family room with triple aspect and patio doors to the raised decking area
- * Further double bedroom / public room
- * Cloakroom

ADDITIONAL INFORMATION

- * Quality oak flooring
- * Porcelain kitchen island worktop / AEG appliances
- * Fully re-wired
- * Internet to all bedrooms
- * New heating system with nest boiler
- * Professionally landscaped garden grounds
- * Plot extending to approximately 3/4 of an acre
- * Tree-lined driveway
- * Car port
- * Double glazing

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Approximate Gross Internal Area
264.7 sq m / 2849 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID663788)

Situation:

The charming historic conservation village of West Linton can be found nestling on the southern edge of the Pentland Hills around 17 miles south of Edinburgh city centre on the A702 Edinburgh to Biggar road. Local amenities are excellent with a good variety of shops including a Co-Operative store, pharmacy, post office and bank to cover daily requirements. The village also benefits from a combined primary school and Early Learning and Childcare Centre (from ages 2-12 years), a modern health centre, and a number of excellent independent shops and restaurants. For secondary education the highly regarded Peebles High School is within the catchment area and for which there is a school bus service. More extensive shopping is available in nearby Peebles, Penicuik or indeed Edinburgh itself. A wide choice of recreational facilities are on offer and include two golf courses, a bowling green, tennis courts and other numerous country pursuits such as horse riding, cycling and hill walking.

Fixtures and Fittings:

All fitted floor coverings, blinds and integrated appliances are included in the sale.

Services:

Mains electricity, water and drainage.

EPC:

C

Viewings:

By appointment through the selling agents.

Council Tax:

Band G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.